

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

**PART 1. NOMINATOR/AGENT INFORMATION**

Name: Marianne Gardner Daytime Phone: 703-324-1245  
Address: 12055 Govt Center Pkway Suite 730  
Fairfax County Virginia 22035  
Nominator E-mail Address: marianne.gardner@fairfaxcounty.gov  
Signature of Nominator (NOTE: There can be only one nominator per nomination):  
Marianne Gardner

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_  
Date Accepted: \_\_\_\_\_  
Planning District: \_\_\_\_\_  
Special Area: \_\_\_\_\_

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) \_\_\_\_\_

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

**PART 2. GENERAL INFORMATION** please see attachments

Check appropriate supervisor district: ☐ Lee ☐ Mount Vernon

Total number of parcels nominated: \_\_\_\_\_

Total aggregate size of all nominated parcels (in acres and square feet): \_\_\_\_\_ acres \_\_\_\_\_ square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☐ No

Are the parcels within the Approved Sewer Service Area? ☐ Yes ☐ No

**PART 3: PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

See Section IV of the Guide to the 2008 BRAC APR for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)) for your citation.

It is the most current version: \_\_\_\_\_

b. CURRENT PLAN MAP DESIGNATION: \_\_\_\_\_

c. CURRENT ZONING DESIGNATION: \_\_\_\_\_

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Continued

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). \_\_\_\_\_

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) \_\_\_\_\_

f. NON-RESIDENTIAL: Check the appropriate use: ☐ Office ☐ Retail ☐ Govt/Institutional  
☐ Industrial ☐ Open Space  
☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ TOTAL Gross Square Feet: \_\_\_\_\_

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	

\*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)	5 - 8 du/ac
.2 - .5 du/ac (2-5 acre lots)	8 - 12 du/ac
.5 - 1 du/ac (1 - 2 acre lots)	12 - 16 du/ac
1 - 2 du/ac	16 - 20 du/ac
2 - 3 du/ac	20+ (specify 10 unit density range)
3 - 4 du/ac	_____
4 - 5 du/ac	

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
<b>TOTAL:</b>			

SPD  
360-5008  
LARA  
PRITZ



2008  
BRAC

# NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

## PART 1. NOMINATOR/AGENT INFORMATION

Name: Sixth Carr Limited Partnership Daytime Phone: 703-658-6073  
John E. Cowles, Manager

Address: 5350 Shawnee Road, Suite 310  
Alexandria, VA 22312

Nominator E-mail Address: \_\_\_\_\_

Signature of Nominator (NOTE: There can be only one nominator per nomination).

John E. Cowles, Manager of the General Partner

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) See attached John E. Cowles, Manager of the

General Partner, CP-Springfield Gardens, L.L.C., General Partner of Sixth Carr

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

Owner of the General Partner, CP-Springfield Gardens, L.L.C.

and Manager

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

## PART 2. GENERAL INFORMATION

Check appropriate supervisor district ☒ Lee ☐ Mount Vernon

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 12.4 acres \_\_\_\_\_ square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are the parcels within the Approved Sewer Service Area? ☒ Yes ☐ No

See attached correspondence to Marianne Garduer and response email from Jeff McKay.

**PART 3: PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

## PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the Guide to the 2008 BRAC APR for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)) for your citation.

It is the most current version. The Springfield Garden Apartments, located along Cumberland Avenue and Commerce Street, are planned for residential use at 16-20 dwelling units per acre and should be preserved as a transitional use between the single-family residential area and the Springfield CBC.

b. CURRENT PLAN MAP DESIGNATION Residential at 16-20 units per acre

c. CURRENT ZONING DESIGNATION: R-20 at 20 units/acre (existing)

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Continued



2008  
BRAC

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote) \_\_\_\_\_

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) See attached

f. NON-RESIDENTIAL: Check the appropriate use: ☐ Office ☒ Retail ☐ Govt/Institutional  
☐ Industrial ☐ Open Space  
☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ TOTAL Gross Square Feet: 10,000

Categories	Percent of Total FAR	Square feet
Office		
Retail	5+%	10,000+ sq. ft.
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	95+%	600,000+ sq. ft.
<b>TOTAL</b>	<b>100%</b>	

\*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)	5 - 8 du/ac
.2 - .5 du/ac (2-5 acre lots)	8 - 12 du/ac
.5 - 1 du/ac (1 - 2 acre lots)	12 - 16 du/ac
1 - 2 du/ac	16 - 20 du/ac
2 - 3 du/ac	20+ (specify 10 unit density range)
3 - 4 du/ac	_____
4 - 5 du/ac	40-50 units/acre

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)	<u>600</u> <del>500</del>	1000+	600,000+
High-Rise Multifamily (9+ stories)			
<b>TOTAL:</b>			



## BRAC NOMINATION FORM

### PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

### PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must be related to the changes anticipated due to BRAC. Provide a written justification that explains why your nomination should be considered BRAC-related, based on the questions below (two-page limit): See attached

- a. Why should this proposal be considered BRAC-related?
- b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?
- c. What needs created by the BRAC directives does this proposal fulfill?
- d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?
- e. What adverse impacts might be created and how would they be off-set?
- f. What is your anticipated timeframe for development, if the proposed uses were to be approved?

***All completed nomination forms must be submitted between March 3 and March 28, 2008 to:***



Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505



# BRAC

## NOMINATION FORM

### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
080301003	Sixth Carr LP		5350 Shawnee Rd., #310 Alex., VA 22312	3.8643 AC	
080301007	Sixth Carr LP	7200 Commerce St.	5350 Shawnee Rd. 310 Alex., VA 22312	6.827 AC	
080404030007	7 Sixth Carr LP		5350 Shawnee Rd. 310 Alex., VA 22312	1.7239 AC	
			OWNER INFORMATION		
	Fred Mears		835 Wharf Ave McLean, VA 22101		<i>John E. Cowles</i>
	Jack Dorsey		501 W. Chesapeake Beach Rd Owings, MD 20736		<i>John E. Cowles</i>
	Nathan Cowles		3215 N. Vermont Arlington, VA 22207		<i>John E. Cowles</i>
	Taylor Cowles		3215 N. Vermont Arlington, VA 22207		<i>John E. Cowles</i>

John E. Cowles, Manager of the General  
Partner, GP-Springfield Gardens, L.L.C.,  
General Partner of Sixth Carr Limited  
Partnership

- e. The proposal constitutes the redevelopment of an existing 2-3 story walkup garden apartment community consisting of 1950's and 1960's vintage apartments. The end of useful life of the existing apartments is near. The proposed development will consist of up to 11 buildings which will be approximately 5-6 stories in height above grade. Each building will include one level of partially below grade parking. Each building will contain approximately 45-50 apartment units which will include a mix of 1 bedroom, 1 bath; 1 bedroom/den, 2 bath; and 2 bedrooms, 2 bath units. The below grade or structured parking will include approximately 32 spaces per building. The typical unit size will be approximately 1,000 sq. ft. This site has been designed so that the building architecture frames the street pulling the buildings close to Cumberland and Commerce Streets to facilitate interaction between the retail shopping available directly across the street and the residential community. Surface parking is provided behind the buildings and screened from the existing/neighborhood community by a variable width buffer of 25-50 ft. Building height should permit approximately 75 ft. above grade.

The buildings will be constructed of a mix of materials which will include masonry and vinyl siding. The structure will be traditional in architectural style with balconies penetrating the facade and reverse gables and dormer windows articulating the roofline. The building footprint will be approximately 175 ft. x 70 ft. Final architectural design will dictate the exact building size. The layout has been conceptualized to permit construction in phases in an attempt to reduce existing tenant dislocation by the redevelopment process.

Recreational facilities are contemplated for the development which are spread through the community. These amenities include a swimming pool and terrace in the early phase of development with a tot lot and play area with equipment in Phase 2. Ideally, a terrace plaza and café will be permitted in Phase 3 at the corner of Dinwiddie Street and Commerce Street. This will be a commercial facility which will serve the proposed apartment development as well as visitors from the surrounding area. Phase 3 also includes a linkage between two buildings which will be an elevated health/exercise spa which may be operated by a private concern or will be part of the residential community and operated by management. Seating areas are dispersed throughout the residential area which will create gathering spots for tenants. Bus stops are contemplated along the frontage of the community in 3 locations at Commerce Street proximate the library at the southern end of the development, midway in the community proximate Dinwiddie Street and a third bus stop at Amherst Avenue and Cumberland Street.

The proposed community will include a component not to exceed 10% of workforce housing which will help to provide reasonably affordable housing in the Springfield area. The proposed community will provide much needed Class A apartment space in the older section of Springfield. This new project should help catalyze redevelopment of the surrounding area. It will also provide much needed housing for persons relocated as a part of the BRAC initiative.

Jec.04.10.08-02



# MAP OF SUBJECT PROPERTIES



## Part 6 – Justification

Springfield Garden Apartments consists of approximately 12.4 acres strategically located near the I-95/Springfield interchange proximate Old Keene Mill Road, Backlick Road and the Springfield Plaza Shopping Center. The existing apartment community consists of 1950's and 1960's vintage, 2 and 3 story walkup garden apartments. The useful life of the existing improvements is nearing. The community adjoins an existing single family detached neighborhood which is experiencing deterioration due to multiple tendency, absentee ownership, dated housing stock and the need to update the existing 1950's/1960's vintage single family homes to meet today's standards of construction, energy efficiency and design.

The redevelopment of Springfield Garden Apartments will catalyze redevelopment of the area. It will create new Class A housing which will be available on a reasonable rental basis to existing residents in the area as well as those relocating as a result of the BRAC initiative. The site is convenient to existing transportation improvements by virtue of Backlick Road, Amherst Avenue, Old Keene Mill Road and I-95 and I-495 which are within one half to one mile of the property. Significantly, the apartment community is approximately 1.5 miles from the existing Franconia/Springfield Transit Center which includes Metro and VRE services.

The Springfield Garden site is located within the BRAC study area. The proposed change would help serve new employees at Ft. Belvoir and the surrounding area by providing approximately 500+ new units on the 12.4 acre site. The new buildings will be energy efficient mid-rise structures of a traditional design with one level of structured parking beneath each building. The proposed community will serve singles, couples and small families locating them in close proximity to existing transportation improvements, shopping, schools and major employment centers including Ft. Belvoir, Alexandria, Arlington, the Pentagon, Washington, DC, Tyson's Corner, etc. The site is strategically located enjoying ease of access to I-395, north and south, I-495 and I-95. The unique location and size of the property mandates focus on redevelopment to maximize potential of the property and to catalyze redevelopment of other properties in the area.

Existing bus service is available proximate the community and 3 bus stops are proposed at Commerce Street and the redeveloping library site, at Dinwiddie and Cumberland Street and at Amherst Avenue and Cumberland Street. Therefore, public transportation is immediately available which can convey residents to work destinations in the area including Ft. Belvoir. As mentioned, mass transit is available within 1½ miles of the site at the Franconia/Springfield Transportation Center. Shuttle service may be available from the proposed community which will convey residents to the Franconia/Springfield Metro/VRE stations to facilitate movements to Ft. Belvoir and other work destinations. The concentration of units as proposed with existing road network, public transportation and an existing rail

network in the immediate area makes this site an ideal location for redevelopment and reducing dependency upon the automobile for commuting purposes.

The only adverse impact associated with the redevelopment proposal would be the dislocation of existing tenants. By phasing the redevelopment, dislocation will be reduced. Existing tenants in good standing will be offered the opportunity to remain in the redeveloped community. The Applicant will work with Fairfax County toward structuring an acceptable relocation plan to help displaced tenants. The Applicant is the owner of other apartment communities including Chelsea Square Apartments located approximately ½ mile from Springfield Garden Apartments. Tenants in good standing wishing to remain in the immediate area and unable to afford a new residence at redeveloped Springfield Gardens could be relocated into Chelsea Square Apartments as vacancies occur.

The anticipated time frame for development contemplates the Comprehensive Plan Amendment and rezoning application tracking concurrently and favorably adopted by the Board of Supervisors no later than December 2009. Thereafter, a Site Plan commensurate with the approved rezoning application would be prepared and submitted to the requisite agencies and officials of Fairfax County for approval. The time frame to Site Plan approval would be approximately one year or by December 2010. Upon approval, redevelopment would begin in phases starting with Phase 1(A) consisting of a part of existing Section 1 Springfield Garden Apartments. Initial work would commence at Backlick Road and Amherst Avenue. The entire redevelopment would occur within 3 years from commencement of construction with all units delivered by December 2013. This schedule represents a realistic proposal which could be accelerated if time frames for rezoning and Site Plan approval can be condensed.

The Applicant is the owner of the property with full control. It is a proposal therefore that can be implemented upon approval. As such, it is a real opportunity for necessary redevelopment in an area which will serve to benefit Springfield, Fairfax County and those persons involved with BRAC relocation.

Jec.04.10.08-03

Ownership Entity	General Partner	Limited Partners
Sixth Carr Limited Partnership	GP-Springfield Gardens, LLC - 1.0% Interest 100% Owned by John E. Cowles	LP-Springfield Gardens, LLC - 86% Interest 100% Owned by John E. Cowles  Nathan T. Cowles - 4%  Taylor S. Cowles - 4%  Jack T. Dorsey - 2.5%  Fred D. Mears - 2.5%

Jec.04.10.08-05

## **SIXTH CARR LIMITED PARTNERSHIP**

**5350 Shawnee Road, Suite 310  
Alexandria, Virginia 22312**

April 10, 2008

### **VIA CERTIFIED MAIL**

Jack T. Dorsey  
501 W. Chesapeake Beach Road  
Owings, Maryland 20736


**RE: Proposed Comprehensive Plan Amendment and Rezoning  
Springfield Garden Apartments**

Dear Jack:

As a part of the 2008 BRAC Area Plan Review, we have submitted Springfield Garden Apartments for a redevelopment proposal which may consist of 40-50 dwelling units per acre on our 12.4 acre site. The redeveloped proposal would include up to 11 mid-rise apartment buildings which may consist of 500+ dwelling units.

As required by the submission criteria, as a Limited Partner in Sixth Carr Limited Partnership, you are being notified of the filing of our application by this certified letter. It is not necessary for you to do anything. I will keep you apprised of our progress.

Sincerely,



John E. Cowles

Manager, GP-Springfield, LLC, General Partner of Sixth Carr Limited Partnership

JEC/b

Jec.04.10.08-04

**SIXTH CARR LIMITED PARTNERSHIP**

5350 Shawnee Road, Suite 310  
Alexandria, Virginia 22312

April 10, 2008

**VIA CERTIFIED MAIL**

Taylor S. Cowles  
3215 North Vermont Street  
Arlington, Virginia 22207

**RE: Proposed Comprehensive Plan Amendment and Rezoning  
Springfield Garden Apartments**

Dear Taylor:

As a part of the 2008 BRAC Area Plan Review, we have submitted Springfield Garden Apartments for a redevelopment proposal which may consist of 40-50 dwelling units per acre on our 12.4 acre site. The redeveloped proposal would include up to 11 mid-rise apartment buildings which may consist of 500+ dwelling units.

As required by the submission criteria, as a Limited Partner in Sixth Carr Limited Partnership, you are being notified of the filing of our application by this certified letter. It is not necessary for you to do anything. I will keep you apprised of our progress.

Sincerely,



John E. Cowles  
Manager, GP-Springfield, LLC, General Partner of Sixth Carr Limited Partnership

JEC/lb

Jec.04.10.08-04

**SIXTH CARR LIMITED PARTNERSHIP**

5350 Shawnee Road, Suite 310  
Alexandria, Virginia 22312

April 10, 2008

**VIA CERTIFIED MAIL**

Nathan Cowles  
3215 North Vermont Street  
Arlington, Virginia 22207

**RE: Proposed Comprehensive Plan Amendment and Rezoning  
Springfield Garden Apartments**

Dear Nathan:

As a part of the 2008 BRAC Area Plan Review, we have submitted Springfield Garden Apartments for a redevelopment proposal which may consist of 40-50 dwelling units per acre on our 12.4 acre site. The redeveloped proposal would include up to 11 mid-rise apartment buildings which may consist of 500+ dwelling units.

As required by the submission criteria, as a Limited Partner in Sixth Carr Limited Partnership, you are being notified of the filing of our application by this certified letter. It is not necessary for you to do anything. I will keep you apprised of our progress.

Sincerely,



John E. Cowles

Manager, GP-Springfield, LLC, General Partner of Sixth Carr Limited Partnership

JEC/lb

Jec.04.10.08-04

## **SIXTH CARR LIMITED PARTNERSHIP**

**5350 Shawnee Road, Suite 310  
Alexandria, Virginia 22312**

April 10, 2008

### **VIA CERTIFIED MAIL**

Fred D. Mears  
835 Whann Avenue  
McLean, Virginia 22101

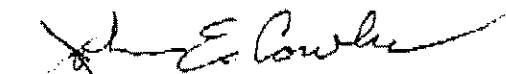
**RE: Proposed Comprehensive Plan Amendment and Rezoning  
Springfield Garden Apartments**

Dear Fred:

As a part of the 2008 BRAC Area Plan Review, we have submitted Springfield Garden Apartments for a redevelopment proposal which may consist of 40-50 dwelling units per acre on our 12.4 acre site. The redeveloped proposal would include up to 11 mid-rise apartment buildings which may consist of 500+ dwelling units.

As required by the submission criteria, as a Limited Partner in Sixth Carr Limited Partnership, you are being notified of the filing of our application by this certified letter. It is not necessary for you to do anything. I will keep you apprised of our progress.

Sincerely,

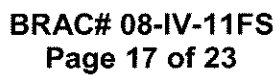


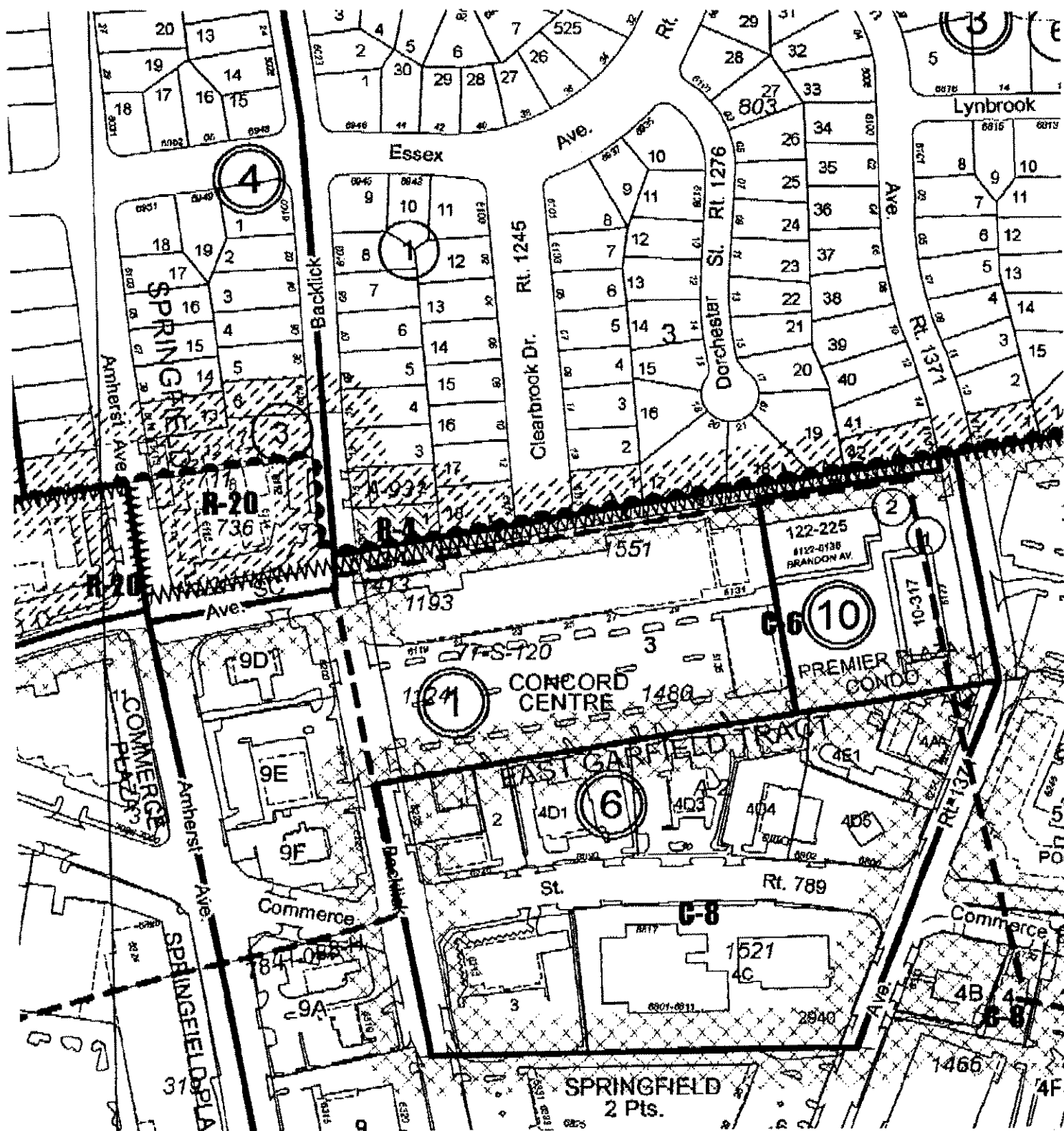
John E. Cowles  
Manager, GP-Springfield, LLC, General Partner of Sixth Carr Limited Partnership

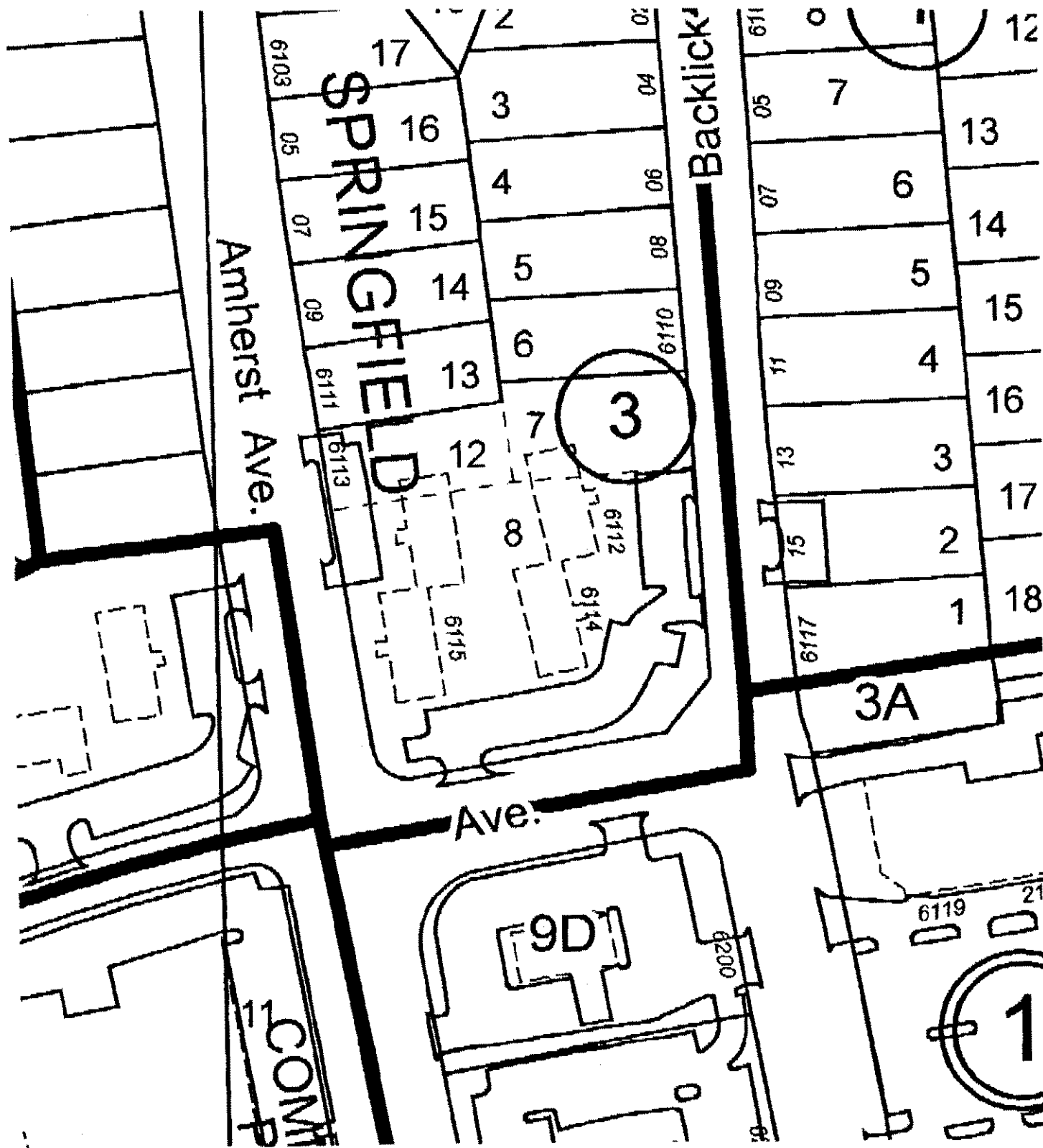
JEC/lb

Jec.04.10.08-04









April 2, 2008

**VIA EMAIL**

Marianne Gardner  
Chief, Policy and Plan Development Branch  
Fairfax County

**RE: BRAC Comprehensive Plan Nominations  
Springfield Garden Apartments  
Tax Map Reference:**

80-3((1))-3	3.8643	acres
80-3((1))-7	6.827	acres
80-4-0403-7	1.7239	acres
Total	12.40	acres

Dear Ms. Gardner:

I am the primary owner of Springfield Garden Apartments, an existing 220 unit garden apartment complex located along Cumberland Street and Commerce Street between Backlick Road and Old Keene Mill Road. This property is comprised of 1950's and 1960's vintage garden apartments. The property falls within the BRAC Study Area.

Springfield Gardens has been identified as a property which could upon redevelopment help catalyze other efforts to redevelop downtown Springfield including under utilized parcels as well as the adjacent Springfield Plaza shopping center. The property is currently zoned R-20 and built out at approximately 20 units per acre. Based upon discussions with Lee District Supervisor McKay and the Department of Housing and Community Development, a proposal has been prepared for the razing and redevelopment of the property on a phased basis. To render redevelopment of the property viable, a Comprehensive Plan Amendment and rezoning of the property is required.

The redevelopment proposal which has now been reviewed with Supervisor McKay's office and the Department of Housing and Community Development proposes a total of 495 dwelling units on approximately 12.35 acres representing a density of approximately 41 units per acre. The new product would be 5-6 story

**BRAC# 08-IV-11FS**

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**Linda Brummett (LINDA2)**

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**From:** "McKay, Jeff" <Jeff.McKay@fairfaxcounty.gov>  
**To:** "Linda Brummett" <LBRUMMETT@COURTLANDHOMESLC.COM>  
**Sent:** Wednesday, April 02, 2008 7:07 PM  
**Attach:** ATT00049.htm  
**Subject:** RE: Springfield Gardens Apts. Redevelopment

Thank you Linda. Staff agreed today to this request at my direction.  
Th

Jeffrey C. McKay  
Lee District Supervisor  
Board of Supervisors, Fairfax County, VA

Fairfax County Government  
6121 Franconia Road  
Alexandria, Virginia 22310  
Phone: (703) 971-6262  
Facsimile: (703) 971-3032

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**From:** Linda Brummett [mailto:LBRUMMETT@COURTLANDHOMESLC.COM]  
**Sent:** Wednesday, April 02, 2008 4:59 PM  
**To:** McKay, Jeff  
**Subject:** Springfield Gardens Apts. Redevelopment

Please see the attached from John E. Cowles. Please review. Thanks.

Linda Brummett  
Asst. to John E. Cowles and Thomas P. Davis  
JCE, Inc./Courtland Homes  
5350 Shawnee Road, Suite 310  
Alexandria, Virginia 22312  
(703) 658-6073 - Phone  
(703) 658-1873 - Fax  
lbrummett@courtlandhomeslc.com

**Cerdeira, Lilian**

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**From:** Van Dam, Meghan  
**Sent:** Friday, April 25, 2008 9:58 AM  
**To:** Cerdeira, Lilian  
**Subject:** FW: Springfield Gardens Redevelopment Proposal  
**Attachments:** 08 Memo to Meghan Van Dam-Springfield Gardens.doc

Clarification for 2008-039

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**From:** Linda Brummett [mailto:LBRUMMETT@COURTLANDHOMESLC.COM]  
**Sent:** Friday, April 25, 2008 8:58 AM  
**To:** Van Dam, Meghan  
**Subject:** Springfield Gardens Redevelopment Proposal

Please see the attached from John Cowles. Thanks.

Linda Brummett  
Asst. to John E. Cowles and Thomas P. Davis  
JCE, Inc./Courtland Homes  
5350 Shawnee Road, Suite 310  
Alexandria, Virginia 22312  
(703) 658-6073 - Phone  
(703) 658-1873 - Fax  
[lbrummett@courtlandhomeslc.com](mailto:lbrummett@courtlandhomeslc.com)

## MEMORANDUM

**TO:** Meghan Van Dam ([meghan.vandam@fairfaxcounty.gov](mailto:meghan.vandam@fairfaxcounty.gov))  
**FROM:** John E. Cowles  
**DATE:** April 25, 2008  
**RE:** **Springfield Gardens Redevelopment Proposal**

Dear Meghan,

Pursuant to your inquiry, please be advised that the retail area proposed is not free standing but is a part of one of the residential building structures. The intent is that this area would be adjunct to a building where a café and plaza terrace might be available for coffee, drinks and light eating. This space would likely be available to residents of Springfield Gardens as well as the nearby neighbors. Pedestrian traffic would be encouraged to the facility.

The FAR for the project is estimated to be 1.13. This calculation is predicated upon total building square footage of 610,000 sq. ft. divided by total site area of 12.35 acres (537,966 sq. ft.)

Should you have further questions regarding our application, please contact me at your convenience. I look forward to working with you on this nomination as it proceeds.

cc: Dennis Couture  
Jeff McKay

Jec.04.24.08-08